

March 2023

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Dear Planning Inspectorate,

We are writing to you to express our concerns and objections to the proposed planning application in our village Elmdon - **Grange Paddock, Ickleton Road, Elmdon, Essex, CB11 4GRF (REF: S62A/2023/0015)**

We believe that this is not a sustainable development and looking at the plans we have the following concerns and objections;

Location of the site

- The proposed location is on an elevated and prominent position within the village so the development would alter the unspoilt, rural character of Elmdon.
- The current houses along Ickleton Road will be overlooked with their privacy compromised.
- The proposed access is dangerous. Within the planning document the transport submission is inaccurate in terms of the number of cars, accessibility and safety.
- We understand that the proposed site is liable to flooding and so this will only be exacerbated by developing the land.
- Poor village consultation – the village were given very little notice of the consultation and therefore many of us were unable to attend the meeting informing us of the plans and having the opportunity to be consulted.
- The site is not prioritised for development in the last call of sites.
- The development ignores the village statement prepared by the villagers.
- Lighting in a dark sky environment could be an issue.
- Much wildlife habitat will be destroyed.
- Within the planning proposal the detail on sewerage is ambiguous.

Lack of infrastructure

We do not feel that Elmdon has the infrastructure to support such a development – we have no primary school, or village shop and the village hall is only adequate for the current number of inhabitants within the village.

The development would increase the village population creating more traffic and noise pollution. By widening Ickleton Road this will encourage the village to be used more as a cut through with increased traffic and possible speeding. The houses are being marketed as 'executive homes' which are not affordable homes.

- **Could pave the way for further developments**

If this application was to be accepted and go unchallenged then we fear this could pave the way for further developments of this kind. It should be noted that Robert Smith owns swathes of land surrounding Elmdon so this could just be the start. Whilst we are not adverse to sympathetic development we feel a development of this scale would have a significant impact on our beautiful village and the surrounding countryside and wildlife.

With best wishes,

James and Catherine Chasey